

6.0 ALTERNATIVES

6.1 INTRODUCTION

The purpose of this chapter is to identify and describe the alternatives to the proposed project. The alternatives that are analyzed in this EIR would reduce or eliminate one or more of the potentially significant adverse environmental effects of the proposed project while still meeting most of the basic project objectives.

6.2 CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENTS

An EIR must evaluate a range of reasonable alternatives to the proposed project, or to the location of the proposed project which could feasibility attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project (CEQA Guidelines, Section 15126.6 (a)- (c)). The EIR must also evaluate the comparative merits of the alternatives (CEQA Guidelines, Section 15126.6). An EIR need not evaluate the environmental effects of alternatives in the same level of detail as the proposed project, but must include sufficient information to allow meaningful evaluation, analysis, and comparison with the proposed project (CEQA Guidelines, Section 15126.6(d)).

The requirement that an EIR evaluate alternatives to the proposed project is a broad one; the primary intent of the alternatives analysis is to disclose other ways that the objectives of the project could be attained while reducing the magnitude of or avoiding any of the environmental impacts of the proposed project. Alternatives that are evaluated in the EIR must be potentially feasible alternatives. However, not all possible alternatives need to be analyzed. An EIR must “set forth only those alternatives necessary to permit a reasoned choice.” (CEQA Guidelines, Section 15126.6(f).)

First and foremost, the alternatives analyzed in an EIR must be potentially feasible. In the context of CEQA, “feasible” is defined as:

... capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors. (CEQA Guidelines, Section 15364)

The inclusion of an alternative in an EIR is not evidence that it is feasible as a matter of law, but rather reflects the judgment of lead agency staff that the alternative is *potentially* feasible. The final determination of feasibility will be made by the lead agency decision-making body through the adoption of CEQA Findings at the time of action on the Project. (*Mira Mar Mobile Community v. City of Oceanside* (2004) 119 Cal.App.4th 477, 489 see also CEQA Guidelines, Sections 15091(a) (3)(findings requirement, where alternatives can be rejected as infeasible); 15126.6 ([an EIR] must consider a reasonable range of *potentially feasible* alternatives that will foster informed decision making and public participation”). The following factors may be taken into consideration in the assessment of the feasibility of alternatives: site suitability, economic viability, availability of infrastructure, general plan consistency, other plan or regulatory limitations, jurisdictional boundaries, and the ability of the proponent to attain site control (CEQA Guidelines, Section 15126.6 (f) (1)).

The range selection of alternatives in this EIR takes into account the project objectives stated in Chapter 2, *Project Description*, Section 2.3. In summary, the project objectives include creating a comprehensively planned residential community that balances a mix of residential, employment, commercial, public services, and recreational amenities; providing a safe and efficient circulation system; including a pedestrian and bikeway system, providing quality open space areas; providing necessary public infrastructure; preserving sensitive habitat; and developing a project that includes a mix of uses and facilities that are fiscally feasible and would not adversely impact the City’s General Fund.

Equally important to attaining the project objectives is the reduction of some or all significant impacts, particularly those that could not be mitigated to a less-

than-significant level. Significant and unavoidable impacts of the proposed project and cumulative impacts are as follows:

- Potential incompatibility with ongoing agricultural activities
- Loss of agricultural land
- Inducement of substantial population growth
- Increased traffic volumes on state highways
- Increased traffic volumes City of Roseville roadways
- Increased traffic volumes on Placer County roadways
- Increased traffic volumes on Sacramento roadways
- Increased traffic volumes on Sutter County roadways
- Increased emissions of fugitive dust and PM₁₀ from grading and trenching activities
- Increased emissions of ozone precursors during construction (short-term)
- Increase in offsite traffic noise
- Potential to disturb historic and/or cultural resources
- Increase demand for solid waste services at the landfill and Material Recovery Facility
- Change in visual character
- Loss of grassland
- Cumulative contribution to global warming

Each of these impacts is discussed in detail in Chapters 4 and 5 of this EIR. The following analysis of alternatives focuses on significant impacts, both those that can be mitigated to a less than significant level and those that would remain significant even if mitigation implemented or for which no feasible mitigation is available.

6.3 ALTERNATIVES CONSIDERED AND DISMISSED FROM FURTHER CONSIDERATION

Consistent with CEQA, primary consideration was given to alternatives that would reduce any of the proposed project's significant impacts while still meeting most of the basic project objectives. The following alternatives were considered but rejected from further analysis for the reasons stated below:

All residential alternative: Replacing all proposed commercial, and business professional uses with residential use would not reduce any significant impacts of the proposed project, and could increase traffic, air quality, and noise impacts because there would be no internalization of vehicle trips if no commercial and/or employment generating uses were provided.

No residential alternative: Like the rejected all residential alternative, replacing all proposed residential uses with commercial uses would not reduce any significant impacts of the proposed project. This alternative also would not meet the project objectives of providing a residential community with a mix of uses or of increasing the City's housing stock to meet regional housing needs. This alternative also would provide more commercial square footage than the local market would be able to absorb, and would exceed demand, which would make the alternative infeasible.

Original Project Alternative: The project applicants originally proposed a land use plan that had 2,702 residential units and included the City's Reason Farms "panhandle" property as a proposed university or job center. This alternative would have greater impacts to wetlands, traffic, and air quality. In consultation with the resource agencies, the land use plan was modified to the currently proposed project to provide additional wetlands avoidance, and the applicant is no longer proposing this alternative, which has been withdrawn from consideration. In addition, due to the economy, the City is no longer considering a potential university or job center on the panhandle site.

Alternative Locations: Most land in the City that is already within an approved specific plan is designated park or open space or has been approved for specific types of development. There are no large areas of land within the City that could accommodate the proposed CSP.

There are no offsite alternatives in western Placer County that would reduce or lessen the significant impacts of the proposed project; therefore, an alternative outside the project boundaries would not avoid any of the significant impacts of the proposed project. Consistent with LAFCO policy, the offsite location would

need to be connected to the City of Roseville and not create leap frog development. Therefore, the only logical offsite areas would be to the south or west. These areas are already entitled in the County (Placer Vineyards and Regional University). Similar vernal pool wetlands impacts would be likely to occur if an offsite location were identified to the south or west. In addition, the project site is within the identified City of Roseville/Placer County MOU area, which has been identified for growth since the mid-1990's. The project area is substantially within the City's sphere of influence, and is also identified in the SACOG Blueprint preferred growth scenario.

Alternatives Analyzed in the EIR

Four alternatives to the proposed CSP Project are evaluated in this EIR. None of the alternatives assumes development in the Urban Reserve area, because there are no current proposals for development of that property. Each of the alternatives is described in more detail in Section 6.4 below, followed by an assessment of the alternative's impacts compared to the proposed project. The focus of this analysis is the difference between the alternatives and the project and the significant impacts.

Alternative 1: No Project / No Build Alternative, which would encompass both "no development" and "no action," because it is anticipated that no development would occur if the current land use designations and zoning are retained.

Alternative 2: Reduced Density / Same Footprint Alternative. This alternative assumes the same open space avoidance as the proposed project, but with lower residential development densities, for a total of 1,468 residential units.

Alternative 3: High Density / Compact Development Alternative. This alternative assumes approximately the same number of residential units as the proposed project (one fewer unit) but at a greater density (smaller development

footprint) with a resulting increase in open space. This alternative would have approximately 2,097 residential units and 242.1 acres of open space.

Alternative 4: Wetlands Avoidance Alternative This alternative assumes that wetlands would be avoided by reducing the project development footprint. This alternative would provide approximately 834 residential units and 305.8 acres of open space.

6.4**ALTERNATIVE 1:****NO PROJECT/NO BUILD ALTERNATIVE****No Project / No Build Alternative**

Under CEQA, the No Project Alternative must consider the effects of foregoing the project. The purpose of analyzing the No Project Alternative is to allow decision-makers to compare the impacts of the proposed project to the action of no project. The No Project Alternative describes the environmental conditions that exist at the time that the NOP circulated, as well as what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. (CEQA Guidelines 15126 (e) (2))

Under the No Project Alternative, the project area would remain in its current agricultural/rural use, with a minimum 80-acre farming zone. Although a number of prior planning decisions by the City and LAFCO indicate the City's intention to annex most or all of the project area into the City, the current zoning is County zoning, which does not allow urban uses. Without annexation, general plan amendments, a specific plan, rezoning, and other approvals such as those sought as part of the project, it is not foreseeable that the area would develop with urban land uses. While as many as six farms at 80 acres each could theoretically occupy the CSP area, such subdivision of agricultural land is not common in south Placer County. Therefore, it is assumed that no development would occur and the existing use (a rental trailer) would continue.

ENVIRONMENTAL IMPACTS

None of the impacts identified in Chapters 4 or 5 would occur under the No Project Alternative, because the project area would remain in its current state. The CSP is consistent with SACOG Blueprint principles and is located in an area identified for future growth by the Blueprint. The proposed project includes a mix of housing types and is located in an area slated for development on the SACOG Preferred Scenario land use map. The No Project Alternative is inconsistent with the SACOG Blueprint Preferred Land Use Map. Because the Blueprint Preferred Land Use Map accommodates projected regional growth, the No Project Alternative would divert projected growth to another location in the region or away from the existing urban footprint, which would create additional environmental impacts.

Mitigation That Would No Longer Be Required

None of the mitigation measures identified in this EIR would be required under the No Project Alternative.

Significant and Unavoidable Impacts That Would No Longer Occur

None of the significant and unavoidable impacts identified in this EIR would occur under the No Project alternative.

Based on impact analyses, the No Project Alternative would be environmentally superior to the proposed project, because none of the environmental impacts identified in Chapter 4 would occur.

However, the No Project Alternative would not achieve any of the project objectives. It is inconsistent with the project objectives in that it does not include a development project. Most notably, the No Project Alternative is inconsistent with the objective that seeks to meet the City's share of regional housing needs and for consistency with the SACOG Blueprint. Because of its inconsistency with SACOG Blueprint principles, the No Project Alternative, while environmentally superior to the proposed project in the short term, compared to

existing conditions, would likely be environmentally inferior to the project in the long-term compared to a future baseline condition assuming all 2050 regional growth anticipated by SACOG. Under the latter scenario, the project would be superior to the No Project Alternative with respect to long-term per capita consumption of land, water, electricity, natural gas, and vehicle fuels, long-term per capita wastewater generation, and long-term per capita air pollutant and greenhouse gas emissions, as shown in the SACOG Blueprint Preferred scenario (compact development adjacent to existing job center and services versus low density development spread out over a large area, with long commutes). The baseline SACOG Blueprint scenario showed how additional consumption of greenfield development would occur, if development is spread out and not concentrated near existing infrastructure, shopping services and jobs.

6.7 ALTERNATIVE 2: REDUCED DENSITY/ SAME FOOTPRINT ALTERNATIVE

Under the Reduced Density/ Alternative (Alternative 2), open space would remain the same as in the proposed project, but the project would be developed at lower residential densities (Figure 6-2)

The residential densities would be reduced by approximately 30 %. Alternative 2 would have 1,468 dwelling units on the same residential development footprint as the project. The commercial square footage would remain identical to the proposed project.

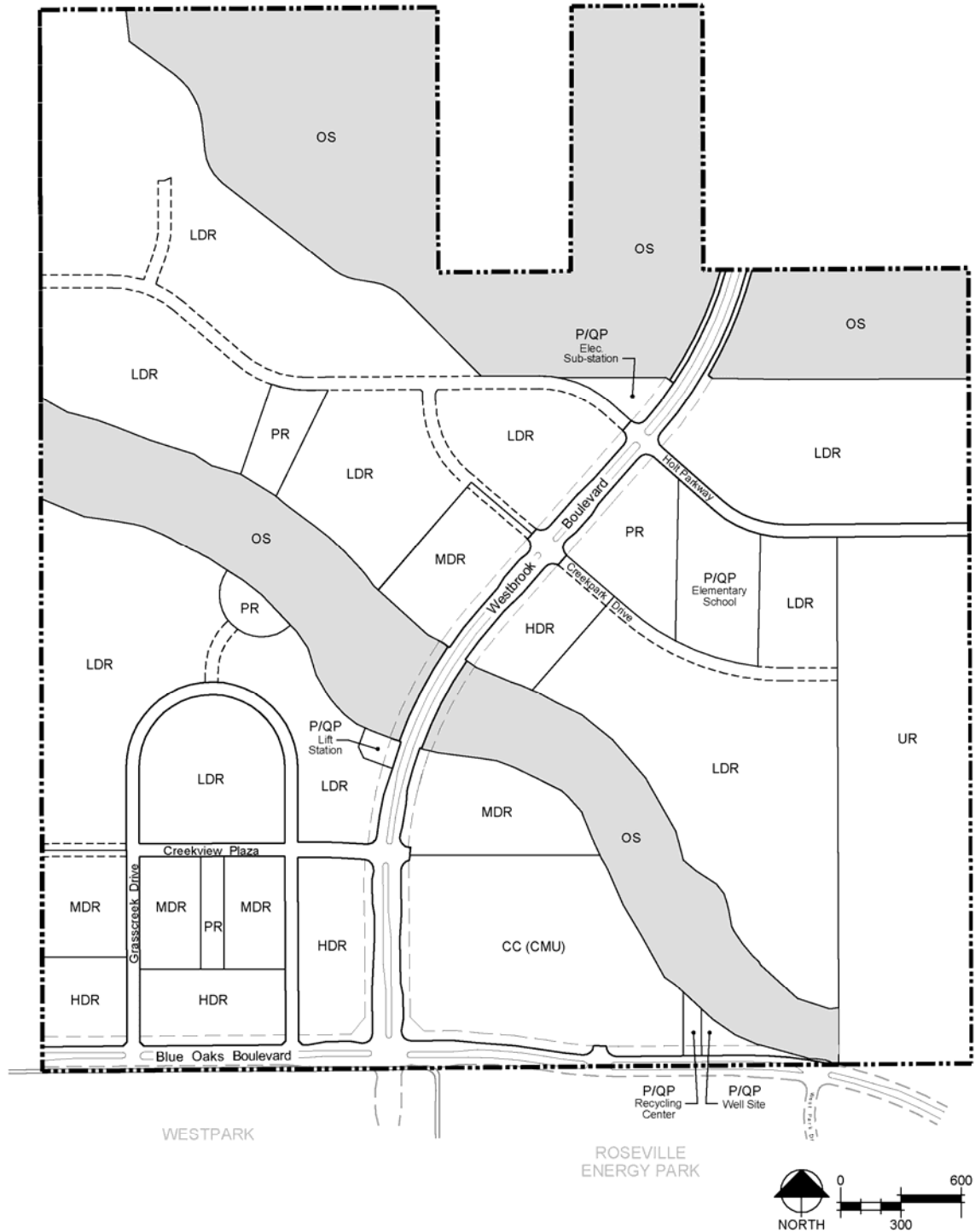
Environmental Impacts

Land Use and Agricultural Resources

Under Alternative 2, a mix of residential land use would be developed at lower densities in order to lessen some of the impacts of the project. The mix of residential units would be 55 % low-density residential, 16% medium-density residential, and 30% high-density residential. The acreage of parks and commercial uses would be the same as in the proposed project.

FIGURE 6-1

ALTERNATIVE 2 REDUCED DENSITY/ SAME FOOTPRINT SITE PLAN



Land use compatibility impacts would be the same as the proposed project. This is a **significant** impact. The loss of agricultural land would be the same as the proposed project. This is a **significant** impact.

The potential impacts on sensitive uses due to over-flights from McClellan Airport would remain the same as the proposed project, although a smaller population would be exposed to over-flights. This is a **significant** impact.

TABLE 6-1
ALTERNATIVE 2
REDUCED DENSITY/ SAME FOOTPRINT ALTERNATIVE

		CSP	CSP	Alternative 2	Alternativ e 2
Zoning	Land Use	Acres	Dwelling Units	Acres	Dwelling Units
OS	Open Space	136.2	0	133.3	0
PR	Parks	15.7	0	11.6	0
P/QP	Public/ Quasi-Public	2.6	0	9.5	0
LDR	Low Density Residential	155.8	836	191.8	804
MDR	Medium Density Residential	64.4	655	27.8	228
HDR	High Density Residential	17.1	520	23.1	405
CC	Community Commercial	15.5	0	27.4	31
CC/BP	Community Commercial/ Business Professional	3.8	0	0	0
R/W	Road Right- of-Way	43.4	0	36.9	0
UR	Urban Reserve	39.9	0	39.9	0
Total		501.3	2,011	501.3	1,468

Consistency with Adopted City Policies

Like the proposed project, Alternative 2 would be required to comply with all applicable plans and policies. This is a **less than significant** impact.

This alternative would be less consistent with the SACOG Blueprint. Lower density development would make it more difficult for residents to walk or bike to services. Fewer uses would be located proximate to each other. Because the Blueprint Preferred Land Use Map identifies a portion of Creekview as a Transit Priority Area, which encourages high density residential uses proximate to transit opportunities, this alternative would be inconsistent with these goals. Alternative 2, compared to the proposed project, would divert development to other locations in the region or away from the existing urban footprint, which would create additional environmental impacts, including increased long-term per capita consumption of land, water, electricity, natural gas, and vehicle fuels, increased per capita wastewater generation, and increased per capita air pollutant and greenhouse gas emissions.

Population, Employment and Housing

Affordable Housing

Ten percent of residential units would be affordable under both the proposed project and Alternative 2, consistent with City policy. However, Alternative 2 would make it nearly impossible for the City to meet its RHNA obligations. HCD recognizes parcels that are zoned high-density residential (over 25 du/ac) as able to fulfill the City's affordable housing obligations. This alternative would only be required to provide HDR parcels at a density of greater than 13 units per acre; therefore, it could not be guaranteed that a developer would propose density of greater than 20 du/ac. Even if the City were to get credit for the HDR parcels proposed in Alternative 2, it would only provide 23 units, which is not enough to meet projected obligations. This is a **significant** impact.

Inducement of Substantial Population Growth

Alternative 2 would have approximately 27% less residential development than is proposed under the CSP. This decrease would correspondingly decrease the amount of population growth from development. However, even with the reduction in units, population growth would still constitute a substantial increase in growth. Therefore, this impact would be **significant and unavoidable**.

TRANSPORTATION AND CIRCULATION

DKS Associates prepared a quantitative analysis of traffic impacts for Alternative 2, the *Same Footprint/Reduced Density Alternative* (see Appendix D, *Traffic Analysis*). In order to provide a comparison under worst-case conditions, this analysis is based on 2025 cumulative conditions, rather than existing conditions. As discussed in Chapter 4.3, the 2025 Capital Improvement Program (CIP) Update, with minor modifications, forms the basis for this analysis.

As shown in Table 6-2, in general the impacts on traffic level of service would be the same under the proposed project as they would be under Alternative 2. One intersection, Blue Oaks and Diamond Creek would operate at a slighter better LOS with Alternative 2 (LOS E instead of LOS F) with an improvement of 0.01 change in V/C. In general the impacts on traffic level of service would be the same under the proposed project as they would be under Alternative 2.

TABLE 6-2
INTESECTIONS WITH SIGNIFICANT LOS CHANGES
ALTERNATIVE 2

	Proposed Project PM Peak Hour		Alternative 2 PM Peak Hour	
Intersection	LOS	V/C	LOS	V/C
Blue Oaks Blvd & Diamond Creek Blvd	F	1.01	E	1.00
Pleasant Grove & Fiddymment	E	0.94	E	0.93
Pleasant Grove & Washington	E	0.91	E	0.91
Roseville Parkway & Chase	D	0.82	D	0.82
Woodcreek Oaks & Baseline	E	0.93	E	0.93
Industrial Ave & Alantown Dr	D	0.82	D	0.82

DKS Associates, 2010 **Bold** indicates intersections operating at less than level of service C.

Alternative 2 would have a **significant** impact at the following intersections:

PM Peak Hours:

- Blue Oaks and Diamond Creek Blvd
- Pleasant Grove and Fiddymment
- Pleasant Grove and Washington Boulevard
- Roseville Parkway and Chase
- Woodcreek Oaks and Baseline

- Industrial Avenue & Alantown Drive

This alternative would result in changes in trip distribution due to lower density residential uses. Residents would be less likely to walk to adjacent services because land uses are more spread out, and residents would be expected to rely more heavily on automobiles.

Under the Alternative 2, there would be no significant change to Placer County intersections. With the proposed project or the lower density/same development footprint alternative Fiddymont and Athens is projected to operate at LOS F with a volume to capacity ratio of 1.20

AIR QUALITY

Construction Emissions

This alternative would result in reduced PM₁₀ and PM_{2.5} emissions as compared to the proposed project. Site grading represents the largest single source of particulate matter/dust emissions associated with construction. The emissions of the other criteria pollutants would be lower than the proposed project because there would be less dense development and lower construction related emissions. However, ROG, NO_x, CO and PM₁₀ emissions would still exceed the PCAPCD's significance thresholds.

Alternative 2 would have fewer residential units and therefore, area sources and transportation emissions would be lower than for the proposed CSP as shown in Table 6-3. Alternative 2 would result in a significant impact because emissions of ROG, NO_x, CO, and PM₁₀ would still exceed the PCAPCD's significance thresholds. Implementation of Mitigation Measure 4.4-1 would reduce emissions, but those emissions would still exceed the PCAPCD's thresholds.

Operational Emissions

Operational emissions associated with Alternative would be lower than for the proposed project because less development would occur. However, operational

emissions are still anticipated to be significant. This would result in a **significant unavoidable** impact.

**TABLE 6-3
COMPARISON OF CRITERIA POLLUTANT EMISSIONS
GENERATED BY ALTERNATIVE 2
(UNMITIGATED, POUNDS PER DAY)**

Alternative	ROG	NOx	CO	PM10	PM2.5
Project Buildout (2025)					
Area Sources	143.90	26.93	84.40	0.25	0.25
Transportation	98.62	72.16	842.82	292.66	55.66
Total	242.52	99.09	927.22	292.91	55.91
Alternative 2 (2025)					
Area Sources	101.98	19.94	63.29	0.19	0.19
Transportation	78.66	57.75	672.04	234.01	44.51
Total	180.64	77.69	735.33	234.20	44.70
PCAPCD Significance Threshold	82	82	550	82	N/A
Exceed Threshold?	Yes	Yes	Yes	Yes	No

Tim Rimpo 2010

Climate Change

GHG emissions associated with Alternative 2 would be slightly lower than for the proposed project; however, Alternative 2 would result in inefficient travel because of the lower density of uses and the increase in individual vehicle miles traveled compared to the proposed project. This alternative is less Blueprint consistent because it is lower in density and has fewer opportunities to provide connectivity by locating residences adjacent to services. The contribution to

greenhouse gas emission would be **significant and unavoidable** with this alternative.

**TABLE 6-4
ALTERNATIVE 2
OPERATIONS GREEN HOUSE GAS EMISSIONS
UNMITIGATED METRIC TONS PER YEAR
BUILDOUT 2025**

	Project		Alternative 2	
Source	CO ₂ e	Percent of Total	CO ₂ e	Percent of Total
Transportation	29,091.87	75.00	23,245.43	76.11
Area Sources	23.55	0.06	17.02	0.06
Electricity	4,789.64	12.35	3,741.89	12.25
Natural Gas	4,852.44	12.51	3,512.64	11.50
Water and Wastewater	313.53	0.81	219.47	0.72
Solid Waste	-275.89	-0.71	-193.12	-0.63
Total	38,795.14	100.00 %	30,543.34	100.00 %

Source: Tim Rimpo Associates 2010

NOISE

Construction Noise

As with the proposed project, under Alternative 2 construction activities could occur in proximity to sensitive receptors, primarily residences. However, there would be less construction activity, and fewer residents would be exposed to construction noise under Alternative 2. This alternative would nonetheless still have a **significant and unavoidable** construction noise impact.

Commercial Noise

Under Alternative 2, the project area would still include a variety of land uses, including residential, commercial, and parks. Similar to the proposed project, noise levels could exceed City standards at some residences; however, because fewer people would reside in the project area under Alternative 2, the impact would be less severe. The impact would be **less than significant** with mitigation.

School-related Noise

School related noise impacts would be **less than significant**. Under Alternative 2, a school would be constructed within the project area, similar to the proposed project. Therefore, noise impacts from schools would remain the same.

Traffic Noise

Under Alternative 2, less traffic would be generated than under the project, but greater vehicle miles would be traveled because of the lower density uses. Noise levels would still be expected to exceed 60 Ldn along some roadways. This would be a **significant unavoidable** impact. Development of Alternative 2 would increase traffic noise on roadways outside of the project area. This impact would be similar but less severe than under the proposed project because there would be less traffic.

BIOLOGICAL RESOURCES

Loss of Federally Protected Wetlands and “Other Waters” of the United States

Under Alternative 2, the amount of open space would be slightly less by three acres, than the proposed project. Therefore, the wetland impacts would be similar. This would be a **significant** impact that would be reduced to a **less than significant** level with mitigation.

Loss or Degradation of Habitat for Wetland Species

Disturbance to Nesting Raptors

Under Alternative 2, the impacts on nesting raptors would be similar to the proposed CSP because construction activity would still occur. Because grassland foraging habitat would be removed, impacts would be similar under Alternative to the proposed project. At lower densities, there may be some increased opportunity to save more onsite habitat, but not a substantially greater amount than the proposed project. This would be a **significant** impact.

Loss of Annual Grassland Habitat

Alternative 2 would result in the same loss of annual grasslands as the CSP, which would be a **significant** impact. At lower densities there may be opportunity to provide a little more grassland avoidance, but not substantially greater than the proposed project.

Wildlife Movement Corridors

Alternative 2 would have a similar effect on migratory corridors to the proposed CSP (Impact 4.8-8), because there would be the same amount of creek crossings. This would be a **significant** impact.

Offsite Infrastructure

Offsite infrastructure would be required for Alternative 2, but improvements would be scaled down to reflect the decrease in development. Nonetheless, roadway and water and sewer conveyance lines would need to be extended, so this is a **significant** impact.

CULTURAL AND PALEONTOLOGICAL RESOURCES

Under Alternative 2, the amount of land to be disturbed would be similar to the proposed CSP, but reduced slightly. As discussed in Impact 4.8-1, subsurface historic or prehistoric resources could potentially be uncovered during

construction activities. Under Alternative 2, less residential development is proposed; therefore, there would be a lesser potential for uncovering paleontological resources. However, the impact would be **significant and unavoidable**.

PUBLIC SERVICES

Law Enforcement

The impacts of Alternative 2 on law enforcement would be **less than significant**. Alternative 2 would result in the need for fewer additional sworn staff, other law enforcement staff and equipment compared to the proposed CSP. Under both Alternative 2 and the proposed project, no new or expanded law enforcement facilities would be required.

Fire Protection

Under Alternative 2, the impact would be similar to the proposed CSP. This is a **less than significant** impact.

Schools

Alternative 2 would generate additional students who would attend RCSC and RHUHS schools. The one elementary school and other existing middle and high schools in the area would be adequate to serve these students. The potential impacts of construction of new school facilities or expansion of existing facilities would be substantially similar to the proposed project, as the same number of new schools is required, although the student population generated would be less. This would be a **less than significant** impact.

Libraries

Under Alternative 2, there would be approximately 3,728 new residents in the CSP area. Because the City's standard for libraries is one new branch for every 20,000 residents, a new library branch or expansion of existing branches would not be warranted. The impact on libraries under Alternative 2 would be less

severe than the proposed CSP, because there would be approximately 1,380 fewer residents. This would be a **less than significant** impact.

Parks and Recreation

Alternative 2 would require 32 acres of new parks in total, with 11 acres each of Neighborhood/Community Park, Citywide Park/Community and Open Space/Passive parks to serve the new population. Alternative 2 would provide 11.6 acres of Neighborhood Park, and 133.3 acres of Open Space. Similar to the proposed CSP, this alternative would be required to dedicate additional park land and/or contribute to in-lieu fees to meet the City park standards for communitywide obligations. This is a **less than significant** impact.

PUBLIC UTILITIES

Water Supply

As shown in Table 6-5, below, the amount of surface water supply required under Alternative 2 would be 83 AFY less than is required for the proposed project. Impacts on water supply would be **less than significant**. Water supply needs for Alternative 2 would be met in the same manner as proposed for the Project. Hence, water would be supplied to Alternative 2 from a combination of surface water from Folsom Lake and recycled water during wet / normal years, with the addition of increased water conservation and groundwater during dry and driest years. Because water supply needs are less for Alternative 2 than for the proposed project, the use of water treatment, storage and conveyance facilities would be less than for the proposed CSP. Consequently, the associated environmental impacts for Alternative 2 would be somewhat less than but substantially the same as the proposed project.

**TABLE 6-5
WATER SUPPLY
PROJECT vs ALTERNATIVE 2**

WATER DEMAND	PROJECT	ALTERNATIVE 2
Annual Water Demand (AFY)	900	815
Committed Recycled Water Supply (AFY)	122	120
Resultant Surface Water Supply Required (AFY)	778	695

Groundwater recharge impacts would be the same as the proposed CSP, because the same amount of land would be left as open space and because of the soil characteristics in the project area (hardpan, which does not provide a significant source of groundwater recharge, although there would likely be a reduced amount of impervious surfaces with lower density development. This is a **less than significant** impact.

Recycled Water Supply

The impacts on recycled water would be **less than significant** under Alternative 2 because there would be adequate recycled water capacity to serve this alternative. The demand for recycled water would be lightly less under Alternative 2 than for the proposed Project because the acreage of parks would be reduced resulting in less irrigation demands. A comparison of the committed recycled water supply between the proposed project and Alternative 2 is shown in Table 6-5, above. Recycled water use would be somewhat less than that needed for the proposed project.

Wastewater

Development under Alternative 2 would require expansion of the PGWWTP under cumulative buildout conditions. This is a **significant** impact. Because less

development is proposed under Alternative 2 than the proposed project, there would be a corresponding reduction in the demand for wastewater treatment. Table 6-6, below, provides a comparison of the Average Dry Weather Flow (ADWF) in millions of gallons per day (mgd) between the proposed project and Alternative 2. It is anticipated that a sewer lift station would still be required under this alternative. While the wastewater flow demands for this alternative would be less than for the Project, the associated environmental impacts of Alternative 2 would be the same because an expanded WWTP would still be required even though use of the capacity of the WWTP could be incrementally reduced compared to the proposed project.

TABLE 6-6
WASTEWATER FLOWS
PROJECT vs ALTERNATIVE 2

WASTEWATER FLOWS	PROJECT	ALTERNATIVE 4
ADWF (mgd)	0.37	0.32

Solid Waste

Development under Alternative 2 would be **significant and unavoidable** because it would reduce the capacity of the landfill. Solid waste generation under Alternative 2 would be approximately 2,165 tons per year less than for the proposed project. Because less solid waste is generated by Alternative 2, this results in a decreased impact as compared to the proposed project. However, it would still decrease the life of the landfill, which would be a significant unavoidable impact.

**TABLE 6-7
SOLID WASTE GENERATION
PROJECT vs ALTERNATIVE 2**

SOLID WASTE GENERATION	PROJECT	ALTERNATIVE 4
Annual Generation (tons per year)	8,017	5,852
Landfill (tons per year)	5,500	4,015

Electricity and Natural Gas

Electric demand would be **less than significant** for Alternative 2, because there is adequate capacity to serve the alternative and the proposed project. This alternative would result in an approximately 27 percent reduction in the level of development compared to the proposed project. This would have a corresponding reduction in the demand for electricity and natural gas. Although there would be less demand, this alternative would still result in similar impacts as the proposed project.

HAZARDOUS MATERIALS AND PUBLIC SAFETY

Development of Alternative 2 would result in the same impacts as those identified for the proposed project related to the routine use, storage, and transport of hazardous materials within the CSP, use of recycled water in areas accessible to the public, and location of residents and schools in proximity to sources of power and gas lines. This impact would be a **less than significant** impact.

HYDROLOGY AND WATER QUALITY

Storm water (Peak Flows)

Under Alternative 2, the same amount of land would be designated as open space as in the proposed project. However, because the residential densities would be less, a smaller area of impervious surfaces would be constructed. As a

result, the rate and amount of storm water discharged to the drainage sheds would be proportionately reduced.

While the volume of storm water discharge would be proportionately reduced compared to the proposed CSP, runoff water would still need to be directed to and stored in the planned regional retention basin on the Reason Farms property to the northwest. This would be a **significant** impact. Alternative 2, would result in new impervious surfaces, and would require construction and post-development urban runoff water quality measures. This impact would be reduced to a **less than significant** level by mitigation measure MM 4. 13-1, similar to the proposed project.

Alternative 2 would need to construction the bypass channel improvements and would result in similar grading and impacts associated with the drainage improvements.

AESTHETICS AND VISUAL RESOURCES

Alterations to Visual Character

Like the proposed project, development of Alternative 2 would be an extension of the urban edge that exists east of the project area. Under Alternative 2, the types of development would be similar to the proposed CSP, but the extent would be reduced slightly. However, this would be a **significant unavoidable** impact. Alternative 2 would have fewer multi-story residential buildings than the proposed project, because a majority of the plan area would be constructed at low density uses. Mitigation is not available to reduce these visual impacts to a less than significant level.

Light and Glare

Although Alternative 2 would reduce the amount of development compared to the proposed project, this alternative would still result in a substantial change in the amount of light generated on the site and alter nighttime views of the site. Impacts due to light and glare from Alternative 2 would be somewhat reduced in

comparison to the proposed project, because fewer higher density residential uses would be built. Mitigation would reduce the impact to a **less than significant** level.

CONCLUSIONS

Alternative 2 would be environmentally superior to the proposed CSP, because fewer residential units would be developed. Every impact would remain the same as the proposed project with the exception of traffic, air quality and noise, which would be incrementally reduced.

Alternative 2 would meet most of the project objectives. However it would not include 2,000 residential units pursuant to the project objectives, and would not assist the City in meeting its RHNA obligations or consistency with the Blueprint, pursuant to Project Objectives #8 and #4, as well as the proposed project would. Because of its inconsistency with SACOG Blueprint principles, Alternative 2, while environmentally superior to the proposed project in the short term, measured against existing conditions, would likely be environmentally inferior to the project in the long-term compared to future baseline condition assuming all 2050 regional growth anticipated by SACOG. Under the future scenario, the project would be superior to Alternative 2 with respect to long-term per capita consumption of land, water, electricity, natural gas, and vehicle fuels, long-term per capita wastewater generation, and long-term per capita air pollutant and greenhouse gas emissions.

Mitigation That Would No Longer Be Required

None

Significant and Unavoidable Impacts That Would No Longer Occur

None

6.6 ALTERNATIVE 3: HIGH DENSITY/COMPACT DEVELOPMENT ALTERNATIVE

Under the High Density/Compact Development Alternative, open space would be substantially increased as shown in Figure 6-3. No land use would be proposed north of Pleasant Grove Creek, west of Westbrook Boulevard. Alternative 3 was developed by increasing open space in the areas of the site that contain the greatest concentrations of vernal pools or drainage areas.

Developed areas would be reduced to 219 acres (compared to 328 acres in the proposed project), and open space would increase to 242 acres (compared to 136.2 acres in the proposed project). The residential footprint would be decreased by 44 percent.

LAND USE AND AGRICULTURAL RESOURCES

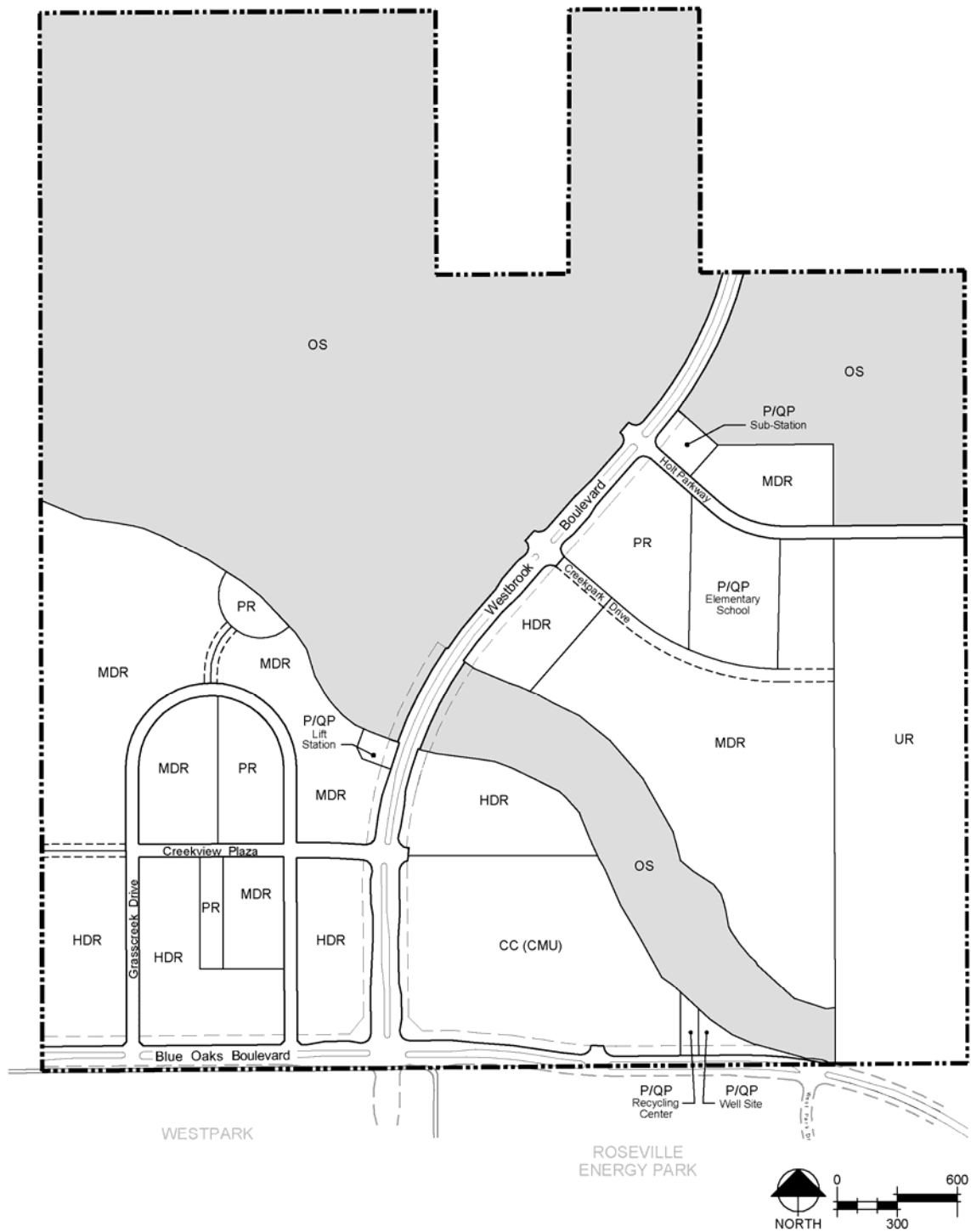
Under Alternative 3, a mix of residential land use would be provided at higher densities in order to lessen some of the impacts of the proposed project, while increasing open space avoidance. The mix of residential units would be: 0% for low-density residential, 46 % for medium-density residential and 54 % of the units would be high-density residential. Parks and commercial acreages would essentially remain the same, while commercial would increase by approximately eight acres. Open space would increase by 106 acres.

The potential impacts on sensitive uses due to over-flights from McClellan Airport would be the same under this alternative. This would be a **significant unavoidable** impact.

**TABLE 6-8
ALTERNATIVE 3
HIGH DENSITY/COMPACT DEVELOPMENT LAND USE SUMMARY**

		CSP	CSP	Alternative 3	Alternative 3
Zoning	Land Use	Acres	Dwelling Units	Acres	Dwelling Units
OS	Open Space	136.2	0	242.1	0
PR	Parks	15.7	0	16	0
P/QP	Public/ Quasi-Public	2.6	0	9.5	0
LDR	Low Density Residential	155.8	836	0	0
MDR	Medium Density Residential	64.4	655	89.5	930
HDR	High Density Residential	17.1	520	40.5	1,074
CC	Community Commercial	15.5	0	0	
CC/BP	Community Commercial/ Business Professional	3.8	0	27.4	93
R/W	Road Right- of-Way	43.4	0	36.4	0
UR	Urban Reserve	39.9	0	39.9	0
Total		501.3	2,011	501.3	2,097

FIGURE 6-3
ALTERNATIVE 3
HIGH DENSITY/COMPACT DEVELOPMENT SITE PLAN



Population, Employment and Housing

Affordable Housing

Ten percent of residential units would be affordable under either the proposed CSP or Alternative 3, consistent with City policy. However, under this alternative more high density residential units would be provided which would help assist the city in meeting its Regional Housing Needs Allocation obligations. This is a **less than significant** impact.

Inducement of Substantial Population Growth

Alternative 3 would have 86 more residential units as compared to the proposed CSP and would have higher density ranges. However, Alternative 3 would have fewer acres of development. Impacts resulting from Alternative 3 are the same as for the project and would remain **significant and unavoidable**.

Consistency with Adopted City Policies

Alternative 3 would be required to comply with all applicable plans and policies, as would the proposed CSP. This impact would remain **less than significant**.

This alternative is more consistent with the SACOG Blueprint. Higher density development associated with this alternative would make it more easier for residents to walk or bike to services.

TRANSPORTATION AND CIRCULATION

DKS Associates prepared a quantitative analysis of traffic impacts for Alternative 3, the *Increased Open Space/Reduced Density* Alternative. In order to provide a comparison under worst-case conditions, this analysis is based on 2025 conditions rather than existing conditions. As discussed in Chapter 4.3, the 2025 Capital Improvement Program (CIP) Update, with minor modifications, forms the basis for this analysis.

This alternative would result in **significant** traffic impacts on levels of service at certain intersections, listed below. As shown in Table 6-9, no intersections would improve to an acceptable level of service compared to the proposed project.

Alternative 3 would have a significant level of service impact at the following intersections:

During the PM Peak Hours:

- Blue Oaks and Diamond Creek Blvd
- Pleasant Grove and Fiddymont
- Pleasant Grove and Washington Boulevard
- Roseville Parkway and Chase
- Woodcreek Oaks and Baseline
- Industrial Avenue & Alantown Drive

Traffic impacts would be **significant and unavoidable**.

This alternative would result in changes in trip distribution due to higher density residential uses. It would have a slight improvement to transportation over the project because it would be expected that residents would have access to more alternative forms of travels such as by walking, transit, or bicycles due to the more compact nature of the development.

Under the Alternative 3, there would be no significant change to Placer County intersections. With either the proposed project or the high density/compact development alternative Fiddymont and Athens is projected to operate at LOS F with a volume to capacity ratio of 1.01.

TABLE 6-9
INTESECTIONS WITH SIGNIFICANT LOS CHANGES
ALTERNATIVE 3

Intersection	Proposed Project PM Peak Hour		Alternative 3 PM Peak Hour	
	LOS	V/C	LOS	V/C
Blue Oaks Blvd & Diamond Creek Blvd	F	1.01	F	1.01
Pleasant Grove & Fiddymont	E	0.91	E	0.94
Pleasant Grove & Washington	E	0.94	E	0.92
Roseville Parkway & Chase	D	0.82	D	0.82
Woodcreek Oaks & Baseline	E	0.93	E	0.93
Industrial Ave & Alantown Dr	D	0.82	D	0.82

DKS Associates, 2010 **Bold** denotes intersections operating at less than LOS C.

AIR QUALITY

Construction Emissions

Alternative 3 would result in lower PM₁₀ and PM_{2.5} emissions compared to the proposed CSP. That is because, with increased open space, less grading would be required. Site grading represents the largest single source of PM₁₀ and PM_{2.5} dust emissions associated with construction. The emissions of other criteria pollutants, including NO_x and CO, would also be lower than the proposed CSP.

Construction of Alternative 3 would result in a significant impact because emissions of ROG, CO, NO_x, and PM₁₀ would exceed the PCAPCD's significance

thresholds. Implementation of the mitigation measures outlined in Chapter 4.4 *Air Quality* would reduce emissions, but those emissions would still exceed the PCAPCD's thresholds. This impact would be **significant and unavoidable**.

TABLE 6-10
COMPARISON OF CRITERIA POLLUTANT EMISSIONS GENERATED BY
ALTERNATIVE 3
(UNMITIGATED, POUNDS PER DAY)

Alternative	ROG	NOx	CO	PM10	PM2.5
Project Buildout (2025)					
Area Sources	143.90	26.93	84.40	0.25	0.25
Transportation	98.62	72.16	842.82	292.66	55.66
Total	242.52	99.09	927.22	292.91	55.91
Alternative 3 (2025)					
Area Sources	155.93	27.40	60.25	0.18	0.18
Transportation	99.69	71.15	777.91	270.23	51.41
Total	255.62	98.55	836.16	270.41	51.59
PCAPCD Significance Threshold	82	82	550	82	N/A
Exceed Threshold?	Yes	Yes	Yes	Yes	No

Climate Change

GHG emissions associated with Alternative 3 would be slightly lower than for the proposed CSP because of the lower vehicle miles traveled and the higher ratio of higher density residential development compared to the proposed project. However, the contribution to greenhouse gas emission would be **significant and unavoidable**. Mitigation Measures listed in Section 4.5 would reduce green house gas emissions, but not to a less than significant level.

**TABLE 6-11
ALTERNATIVE 3
OPERATIONAL GREEN HOUSE GAS EMISSIONS
UNMITIGATED METRIC TONS PER YEAR**

	Project		Alternative 3	
Source	CO ₂ e	Percent of Total	CO ₂ e	Percent of Total
Transportation	29,091.87	75.00	28,679.86	75.27
Area Sources	23.55	0.06	22.23	0.06
Electricity	4,789.64	12.35	4,654.19	12.21
Natural Gas	4,852.44	12.51	4,730.49	12.41
Water and Wastewater	313.53	0.81	345.94	0.91
Solid Waste	-275.89	-0.71	-329.17	-0.86
Total	38,795.14	100.00%	38,103.49	100.00%

Source: Tim Rimpo Associates 2010

NOISE

Construction Noise

As with the proposed project, construction activities associated with Alternative 3 could occur in proximity to sensitive receptors, primarily residences. This would be a **significant and unavoidable** impact.

Commercial Noise

Under Alternative 3, the project area would still include a variety of land uses, including residential, commercial, and parks. Similar to the project, noise levels could exceed City standards at some residences under Alternative 3. With mitigation this impact could be reduced to a **less than significant** level.

Traffic Noise

Under Alternative 3, similar amounts of traffic would be generated as under the proposed project; therefore, noise levels would still be expected to exceed 60 Ldn along some roadways. Development of Alternative 3 would increase traffic noise on roadways outside of the project area. This impact would be similar to the proposed project. Traffic noise would be **significant and unavoidable**.

BIOLOGICAL RESOURCES

Loss of Federally Protected Wetlands and “Other Waters” of the United States and /or loss or degradation of habitat for wetland species

Under Alternative 3, the amount of open space would be greater than under the proposed project. However, wetland impacts would still remain. Loss of federally protected wetlands and “other” waters of the U.S. would be considered a **significant** impact. Mitigation to achieve no net loss of wetlands through offsite preservation would be needed to reduce impacts.

Disturbance to Nesting Raptors

Under Alternative 3, the impacts on nesting raptors would be similar to the proposed CSP, because construction activity would still occur. Because grassland foraging habitat would be developed, the impacts of Alternative 3 would be similar to, although less than, the proposed project. This would be a **significant** impact. With mitigation, this impact could be reduced to a **less than significant** level.

Loss of Annual Grassland Habitat

Under Alternative 3, the impacts on loss of grassland would be similar to the proposed CSP because construction activity would still occur. This would be a **significant** impact. The increased amount of open space would reduce the area of grasslands that would be impacted. Because grassland foraging habitat

would be removed, impacts would be similar under this alternative, but to a lesser degree.

Offsite Infrastructure

Under Alternative 3, the impacts from offsite infrastructure would be similar to the proposed CSP because construction activity would still occur. This would be a **significant impact**. Alternative 3 would require the same off-site infrastructure as the proposed project and the impacts associated with off-site infrastructure would be identical.

CULTURAL AND PALEONTOLOGICAL RESOURCES

This alternative would not disturb as much land as the proposed project; therefore, the likelihood of encountering subsurface cultural or paleontological resources would be slightly less. However, the potential for uncovering resources would still exist and would be **significant and unavoidable**.

HAZARDOUS MATERIALS AND PUBLIC SAFETY

Development of Alternative 3 would result in the same impacts as those identified for the proposed project related to the routine use, storage, and transport of hazardous materials within the CSP, use of recycled water in areas accessible to the public, and location of residents and schools in proximity to sources of power and gas lines. The impact would be **significant**.

PUBLIC SERVICES

This alternative would result in a smaller population than the proposed project, so the corresponding demand for public services would be less. The demand for schools, parks and fire and police staffing would be the same because the proposed number of units is roughly the same. The impacts would be **less than significant**, because adequate services could be provided.

Parks and Recreation

Under Alternative 3, approximately 16 acres of parks would be provided and approximately 242 acres of open space. While Alternative 3 would provide greater overall open space than the proposed project, it would not meet the requirement for parks. Therefore, the impact on park and recreation facilities would be similar to the CSP, and would require mitigation through park dedication and/or payment of in lieu fees. The impact would be **less than significant**.

Libraries

Under Alternative 3, there would be approximately 5,326 new residents in the CSP area as compared to 5,108 residents under the proposed Project. Because the City's standard for libraries is one new branch for every 20,000 residents, a new library branch or expansion of existing branches would not be warranted. This is a **less than significant** impact. The impact on existing libraries under Alternative 3 would be slightly increased as compared to the proposed CSP because the residential population would be slightly more, but still less than significant.

PUBLIC UTILITIES

Water Supply

The amount of surface water supply required under Alternative 3 would be 395 AFY less than for the proposed project, as shown in Table 6-12 below. This would be a **less than significant** impact. Water supply needs for this alternative would be met in the same manner as for the Project: a combination of surface water from Folsom Lake and recycled water during wet/normal years, with increased water conservation and groundwater during dry and driest years. Because water supply needs would be less for Alternative 3 than for the project, the demand for water treatment, storage and conveyance and associated less than significant impacts would be less compared to the proposed CSP.

TABLE 6-12
WATER SUPPLY
PROJECT VS ALTERNATIVE 3
(Acre Feet Per Year)

WATER DEMAND	PROJECT	ALTERNATIVE 3
Annual Water Demand (AFY)	900	519
Committed Recycled Water Supply (AFY)	122	136
Resultant Surface Water Supply Required (AFY)	778	383

Under Alternative 3, and as shown in Table 6-12 above, the total water demand would be less than for the Project. Therefore the amount of groundwater required to serve Alternative 3 during dry and driest years would be less than analyzed for the Project. Impacts to groundwater would be **less than significant**. Groundwater recharge impacts would also be reduced compared to the proposed CSP, because more land would be left as open space. However, as with the CSP, the impact on groundwater would be less than significant, because adequate groundwater recharge is available via the City's Reason Farms project, which took rice farming out of production.

Recycled Water Supply

The demand for recycled water would slightly increase under Alternative 3. This is because of the increase in multi-family residential properties, which use recycled water for irrigation, unlike single family residential properties which do not utilize recycled water supplies for irrigation. A comparison between the CSP and Alternative 3 of the committed recycled water supply is provided in Table 6-12 above. Even though the committed recycled water supply for this alternative is greater than that for the Project, the associated **less than significant** environmental impacts for Alternative 3 are anticipated to be the same as for the project.

Wastewater

Under Alternative 3 the need to expand the PGWWTP would still exist, which is a **significant** impact. Approximately the same number of residential units are proposed as the project. However, because the development has a smaller development footprint, and more compact, higher density residential units under this alternative, there would be a corresponding slight reduction in the demand for wastewater treatment. Table 6-13, below, provides a comparison between the Project and Alternative 3 of the Average Dry Weather Flow (ADWF). It is anticipated that a sewer lift station would still be required under this alternative. Because wastewater system capacity demands for this alternative are less than for the Project, the associated **less than significant** environmental impacts of Alternative 3 also would be less.

TABLE 6-13
WASTEWATER FLOWS
PROJECT vs ALTERNATIVE 3
(in million gallons per day)

WASTEWATER FLOWS	PROJECT	ALTERNATIVE 3
ADWF (mgd)	0.37	0.38

Solid Waste

Development of Alternative 3 would result in a significant impact on the capacity of the landfill. Solid waste generation under Alternative 3 would be greater than that proposed under the CSP because the number of residential units is more. There still would be a **significant unavoidable** impact, because the life of the landfill would be decreased and the City of Roseville does not control the timing of land fill expansions.

TABLE 6-14
SOLID WASTE GENERATION
PROJECT vs ALTERNATIVE 3

SOLID WASTE GENERATION	PROJECT	ALTERNATIVE 3
Annual Generation (tons per year)	8,017	8,360
Landfill (tons per year)	5,500	5,735

Electricity, Natural Gas and Telecommunications

Alternative 3 would result in approximately the same level of development as the proposed project. Demand for electricity and natural gas would be **less than significant** impact because there is adequate capacity in both systems. It is expected that the telecommunications infrastructure would be the same as for the proposed project.

Hydrology and Water Quality

Under Alternative 3 a greater amount of acreage would remain as open space and would not be developed with new impervious surfaces. As a result, the rate and amount of stormwater discharged into Pleasant Grove and University Creeks would be proportionately reduced compared to the proposed CSP. This would reduce the magnitude of the peak flow impacts identified for the CSP.

The magnitude of the construction site and post development urban runoff water quality impacts would also be reduced compared to the proposed CSP.

However, construction of the bypass channel, improvements to the historic floodplain, and fill would still be required under this alternative.

Aesthetics and Visual Resources

Like the proposed CSP, Alternative 3 would be an extension of the urban edge that exists east of the CSP (the existing City of Roseville). Development of Alternative 3 would be visually compatible with surrounding developed uses, but

would substantially and permanently alter the existing visual character of the site by introducing an extensive roadway network, houses, offices, and commercial and other urban facilities into an undeveloped area. Like the CSP, the conversion of the site to urban uses would result in a **significant unavoidable** impact. Mitigation is not available to reduce the impact to a less than significant level.

Light and Glare

Although Alternative 3 would reduce the amount of land developed for urban uses, it would still result in a substantial change in the amount of light generated on the site and alter nighttime views of the site. Light would be generated by residences, businesses, streetlights, and vehicles, all of which would increase the ambient nighttime illumination level. In addition, schools with sports facilities could use high-intensity lights for playing fields, which would create a large amount of nighttime light. With development of this alternative, views to the CSP area that are currently uninterrupted by light from the site would change to views of a developed, lit environment. Impacts from light and glare for Alternative 3 would be somewhat reduced in comparison to the proposed Project because the amount of area to be developed with light and glare-producing uses would be reduced.

6.7

ALTERNATIVE 4:

WETLANDS AVOIDANCE ALTERNATIVE

Under the Wetlands Avoidance Alternative, open space would be substantially increased as shown in Figure 6-4. Alternative 4 was developed by increasing open space in the areas of the site that contain delineated wetlands.

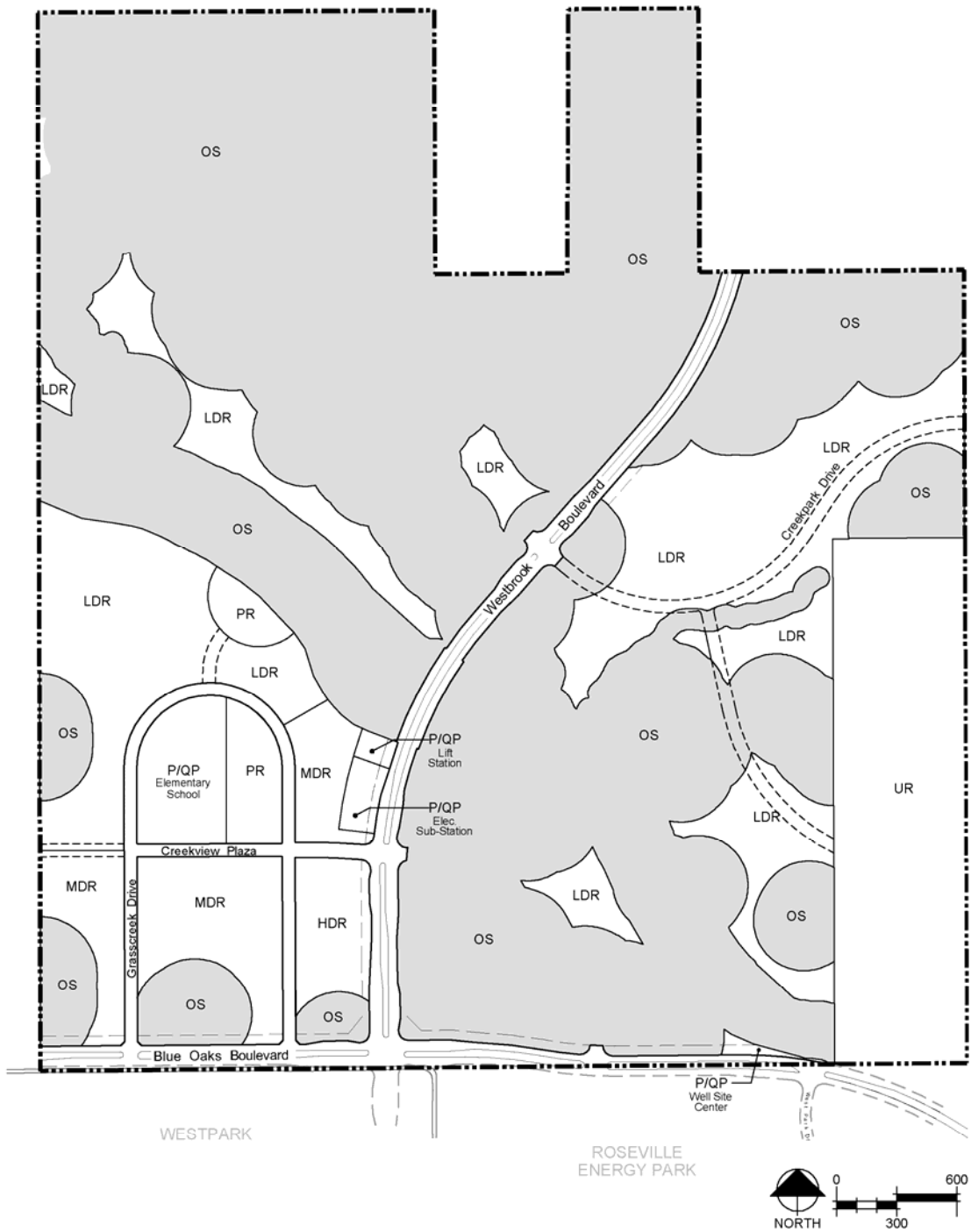
Developed areas would be reduced to 109 acres (compared to 293 acres in the proposed project), and open space would increase to 312.2 acres (compared to 136.2 acres in the proposed project).

TABLE 6-9

**ALTERNATIVE 4
WELTAND AVOIDANCE LAND USE SUMMARY**

		CSP	CSP	Alternative 4	Alternative 4
Zoning	Land Use	Acres	Dwelling Units	Acres	Dwelling Units
OS	Open Space	136.2	0	305.8	0
PR	Parks	15.7	0	6.4	0
LDR	Low Density Residential	155.8	836	82.1	459
MDR	Medium Density Residential	64.4	655	20.9	225
HDR	High Density Residential	17.1	520	6.0	150
CC	Community Commercial	15.5	0	0	0
CC/BP	Community Commercial/ Business Professional	3.8	0	0	0
P/QP	Right of Way	43.4	0	31.2	0
P/QP	Utilities	2.6	0	2.0	0
P/QP	School	7.0	0	7	0
UR	Urban Reserve	39.9	0	31.2	0
Total		501.3	2,011	501.3	834

FIGURE 6-4
ALTERNATIVE 4
WETLANDS AVOIDANCE



LAND USE AND AGRICULTURAL RESOURCES

Under Alternative 4, a mix of residential land use would be provided, while increasing wetland avoidance. The mix of residential units would be: 55% for low-density residential, 27% for medium-density residential and 18% of the units would be high-density residential. Approximately 6.4 acres of parks would be provided and no commercial uses would be proposed. Open space would increase by 176 acres compared to the proposed project.

Compared to the proposed project, Alternative 4 would result in scattered, fragmented development since the wetlands are located throughout the CSP area. The land use plan would form small, isolated and irregular pockets of development over approximately 149 acres of the site. This would create a significant obstacle to achieving cohesion and synergy between neighborhoods and land uses in the CSP. Alternative 4 would not provide for commercial or business uses to serve or provide employment for residents within the plan area.

The potential impacts on sensitive uses due to over-flights from McClellan Airport would be the same under this alternative. This would be a **significant and unavoidable** impact.

Population, Employment and Housing

Affordable Housing

Ten percent of residential units would be affordable under either the proposed CSP or Alternative 4, consistent with City policy. However, under this alternative substantially less high density residential units would be provided which would make it more difficult for the City to meet its Regional Housing Needs Allocation obligations. This is a **less than significant** impact.

Inducement of Substantial Population Growth

Alternative 4 would have the same types of residential development as proposed under the CSP, but with lower density ranges. Alternative 4 would have substantially fewer acres of development. The number of units would be reduced 59 percent, as compared to the project, which would result in less growth inducement from a project population standpoint, but infrastructure would still be extended to the Project area where it does not currently exist. Nonetheless, this alternative would still result in approximately 2,085 new residents. Impacts resulting from Alternative 4 would be considered **less than significant**.

Consistency with Adopted City Policies

Alternative 4 would be required to comply with all applicable plans and policies, as would the proposed CSP. This impact would remain **less than significant**.

This alternative is less consistent with the SACOG Blueprint. Lower density development associated with this alternative would make it harder for residents to walk or bike to services, particularly due to the absence of commercial and business park uses.

TRANSPORTATION AND CIRCULATION

This alternative would result in less traffic impacts on levels of service as compared to the project because less development would occur. Alternative 4 would be expected to have a significant level of service impact at roadways in the immediate vicinity including Pleasant Grove and Fiddymont.

This alternative would result in changes in trip distribution due to lower density residential uses. It would have a slight improvement to transportation over the project as a function of reduced trip volume. Internal trip capture under Alternative 4 would be worse compared to the proposed Project, due to the lack of commercial and business park uses. As a result, vehicle miles traveled and

resulting emissions are likely to be higher under this Alternative on a per-capita basis.

Under the Alternative 4, there would be no significant change to Placer County intersections. With either the proposed project or the wetlands avoidance alternative Fiddymont and Athens is projected to operate at LOS F with a volume to capacity ratio of 1.01

AIR QUALITY

Construction and Operational Emissions

Alternative 4 would result in lower PM₁₀ and PM_{2.5} emissions compared to the proposed CSP. That is because, with increased open space, less grading would be required. Site grading represents the largest single source of PM₁₀ and PM_{2.5} dust emissions associated with construction. The emissions of other criteria pollutants, including NO_x and CO, would also be lower than the proposed CSP in the aggregate, but likely higher on a per-capita basis because of the absence of commercial and business park uses to create internal trip capture and reduction of vehicle miles travelled.

Construction of Alternative 4 would result in a significant impact because emissions of ROG, CO, NO_x, and PM₁₀ would still exceed the PCAPCD's significance thresholds. Implementation of the mitigation measures outlined in Chapter 4.4 *Air Quality* would reduce emissions, but those emissions would still exceed the PCAPCD's thresholds. This impact would be **significant and unavoidable**, as is the case with the proposed project.

Climate Change

GHG emissions associated with Alternative 4 would be lower in the aggregate than for the proposed CSP because of the lower vehicle miles traveled and the higher ratio of higher density residential development compared to the proposed project. Internal trip capture under Alternative 4 would be worse compared to the proposed Project, due to the lack of commercial and business park uses. As

a result, vehicle miles traveled and resulting emissions are likely to be higher under this Alternative on a per-capita basis. The contribution to greenhouse gas emission would be **significant and unavoidable**. Mitigation Measures listed in Section 4.5 would reduce green house gas emissions, but not to a less than significant level.

NOISE

Construction Noise

As with the proposed project, construction activities associated with Alternative 4 could occur in proximity to sensitive receptors, primarily residences. This would be a **significant and unavoidable** impact.

Operational Noise

Alternative 4 would reduce the overall number of vehicle trips, and thus would reduce vehicle-related noise levels along affected thoroughfares. As with the proposed Project under the existing-plus project scenario, impacts would be less than significant. As described in Section 4.6, cumulative traffic-related noise levels are anticipated to be significant and unavoidable in the year 2025 scenario. Although Alternative 4 would reduce trips from the Project site, this reduction in the cumulative contribution would not be sufficient to reduce cumulative impacts to below significant levels. Cumulative traffic-related noise levels would be **significant and unavoidable** under either the proposed Project or Alternative 4.

Under Alternative 4, no commercial uses would be proposed, eliminating a potential impact associated with the Project (**No Impact**). However, commercial uses under the proposed Project would be subject to mitigation measures, which would reduce noise to acceptable levels, resulting in a less than significant impact.

BIOLOGICAL RESOURCES

Loss of Federally Protected Wetlands and “Other Waters” of the United States and/or loss or degradation of habitat for wetland species

Under Alternative 4, the amount of open space in the Project area would be substantially greater than under the proposed Project. Wetland impacts would be avoided. Loss of federally protected wetlands and “other” waters of the U.S. would be considered a **less than significant** impact. Compared to the proposed Project, mitigation requirements to achieve no net loss of wetlands through offsite preservation would be minimal.

Disturbance to Nesting Raptors

Under Alternative 4, because grassland foraging habitat would be developed, the impacts of Alternative 4 would be considerably less than the proposed project. However, there still would be a loss of 109 acres of open space, which is considered **significant**. With mitigation, this impact could be reduced to a **less than significant** level. As with the proposed Project, this loss of habitat would be subject to mitigation requirements providing for preservation of replacement habitat at a minimum 1:1 ratio.

Loss of Annual Grassland Habitat

Under Alternative 4, the impacts on loss of grassland would be less than the proposed CSP because substantially less construction activity would occur. This would be a **less than significant** impact. The increased amount of open space would reduce the area of grasslands that would be impacted. As with the proposed Project, this loss of habitat would be subject to mitigation requirements providing for the preservation of replacement habitat at a minimum 1:1 ratio.

Offsite Infrastructure

Under Alternative 4, the impacts from offsite infrastructure would be similar to the proposed CSP because construction activity would still occur. This would be a **significant impact**. Alternative 4 would require the same off-site infrastructure as the proposed project and the impacts associated with off-site infrastructure would be identical.

CULTURAL AND PALEONTOLOGICAL RESOURCES

This alternative would not disturb as much land as the proposed project; therefore, the likelihood of encountering subsurface cultural or paleontological resources would be slightly less. However, the potential for uncovering resources would still exist and would be **significant and unavoidable**.

HAZARDOUS MATERIALS AND PUBLIC SAFETY

Development of Alternative 4 would result in the same impacts as those identified for the proposed project related to the routine use, storage, and transport of hazardous materials within the CSP, use of recycled water in areas accessible to the public, and location of residents and schools in proximity to sources of power and gas lines. The impact would be **significant**. Similar to the project, with mitigation this impact would be reduced to a **less than significant** level.

PUBLIC SERVICES

This alternative would result in a smaller population than the proposed project, so the corresponding demand for public services would be less. Revenues from taxes and assessments would be reduced as well. Alternative 4 would not provide sales tax-generating commercial uses. The impacts would be **less than significant**, because adequate services could be provided, as is the case under the proposed Project.

Parks and Recreation

Under Alternative 4, approximately 6.4 acres of parks would be provided and approximately 305.8 acres of open space. The impact on park and recreation facilities would be similar to the CSP, and would require mitigation through park dedication and/or payment of in lieu fees. The impact would be **less than significant**.

Libraries

Under Alternative 4, there would be approximately 2,118 new residents in the CSP area. Because the City's standard for libraries is one new branch for every 20,000 residents, a new library branch or expansion of existing branches would not be warranted. This is a **less than significant** impact. The impact on existing libraries under Alternative 4 would be the same as for the proposed CSP because the residential population would be essentially the same.

PUBLIC UTILITIES

Water Supply

The amount of surface water supply required under Alternative 4 would be less than for the proposed project. This would be a **less than significant** impact. Water supply needs for this alternative would be met in the same manner as for the Project: a combination of surface water from Folsom Lake and recycled water during wet/normal years, with increased water conservation and groundwater during dry and driest years. Because water supply needs would be less for Alternative 4 than for the project, the demand for water treatment, storage and conveyance and associated less than significant impacts would be less compared to the proposed CSP.

Under Alternative 4, the total water demand would be less than for the Project. Therefore the amount of groundwater required to serve Alternative 4 during dry and driest years would be less than analyzed for the Project. Impacts to groundwater would be **less than significant**. Groundwater recharge impacts

would also be reduced compared to the proposed CSP, because more land would be left as open space. However, as with the CSP, the impact on groundwater would be less than significant, because adequate groundwater recharge is available via the City's Reason Farms project, which took rice farming out of production.

Recycled Water Supply

The demand for recycled water would be less under Alternative 4. The committed recycled water supply for this alternative would be less than for the Project, due to the reduction in wastewater flow. As with the Project, the associated **less than significant** environmental impacts for Alternative 4 are anticipated to be the same as for the project.

Wastewater

Under Alternative 4 the need to expand the PGWWTP would still exist, which is a **significant** impact. Substantially fewer residential units are proposed as the project. It is anticipated that a sewer lift station would still be required under this Alternative. Because wastewater system capacity demands for this alternative are less than for the Project, the associated **less than significant** environmental impacts of Alternative 4 also would be reduced.

Solid Waste

Development of Alternative 4 would result in a significant impact on the capacity of the landfill. Solid waste generation under Alternative 4 would be less than compared to the CSP because the number of residential units is less. There still would be a **significant unavoidable** impact, because the life of the landfill would be decreased and the City of Roseville does not control the timing of land fill expansions.

Electricity, Natural Gas and Telecommunications

Alternative 4 would result in approximately the same level of development as the proposed project. Demand for electricity and natural gas would be **less than significant** impact because there is adequate capacity in both systems. It is expected that the telecommunications infrastructure would be the same as for the proposed project.

Hydrology and Water Quality

Under Alternative 4 a greater amount of acreage would remain as open space and would not be developed with new impervious surfaces. As a result, the rate and amount of stormwater discharged into Pleasant Grove and University Creeks would be proportionately reduced compared to the proposed CSP. This would reduce the magnitude of the peak flow impacts identified for the CSP, although as with the proposed Project, drainage improvements and mitigation measures would reduce downstream impacts to a **less than significant** level.

The magnitude of the construction site and post development urban runoff water quality impacts would also be reduced compared to the proposed CSP. However, construction of the bypass channel, improvements to the historic floodplain, and fill would still be required under this alternative.

Aesthetics and Visual Resources

Like the proposed CSP, Alternative 4 would be an extension of the urban edge that exists east of the CSP (the existing City of Roseville). Development of Alternative 4 would be visually compatible with surrounding developed uses, but would substantially and permanently alter the existing visual character of the site by introducing an extensive roadway network, houses, offices, and commercial and other urban facilities into an undeveloped area. Like the CSP, the conversion of the site to urban uses would result in a **significant unavoidable** impact. Mitigation is not available to reduce the impact to a less

than significant level, even though the provision of additional open space under Alternative 4 would represent a slight reduction in visual impacts.

Light and Glare

Although Alternative 4 would reduce the amount of land developed for urban uses, it would still result in a substantial change in the amount of light generated on the site and alter nighttime views of the site. Light would be generated by residences, businesses, streetlights, and vehicles, all of which would increase the ambient nighttime illumination level. In addition, schools with sports facilities could use high-intensity lights for playing fields, which would create a large amount of nighttime light. With development of this alternative, views to the CSP area that are currently uninterrupted by light from the site would change to views of a developed, lit environment. Impacts from light and glare for Alternative 4 would be somewhat reduced in comparison to the proposed Project because the amount of area to be developed with light and glare-producing uses would be reduced.

Conclusions

Alternative 4 would be environmentally superior to the proposed CSP project because substantially fewer acres would be developed. In most cases, the impacts of Alternative 4 would be reduced compared to the proposed CSP. Impacts to wetlands would be avoided. Growth inducement was identified as significant and unavoidable under the CSP and would be reduced to a less than significant level with this Alternative.

Mitigation That Would No Longer Be Required

None

Significant and Unavoidable Impacts That Would No Longer Occur

Growth Inducement

Environmentally Superior Alternative

According to Section 15126.6 (d) (2) of the CEQA Guidelines, an EIR is required to identify an environmentally superior alternative from among the range of reasonable alternatives that are evaluated. The environmentally superior alternative would be the alternative that results in the fewest significant environmental impacts compared to the proposed project. If the environmentally superior alternative is the no project alternative, the EIR shall also identify an environmentally superior alternative from among the other alternatives.

The No Project Alternative would reduce the greatest number of project impacts, and would, therefore, be environmentally superior to the proposed project. Among the other alternatives, Alternative 4, *Wetland Avoidance Alternative*, would be considered the environmentally superior alternative, because it reduces more of the project's significant project impacts compared to the other project alternatives, and creates no additional significant impacts. Alternative 4 would result in the fewest impacts with respect to: 1) wetlands and grasslands, 2) construction and operational air quality emissions; 3) contribution to global warming, 4) public services (police, fire, schools, and libraries), 5) public utilities (water, recycled water, wastewater, electricity, and natural gas); 6) transportation; 7) construction and operational noise; and 8) conversion of agricultural land to developed uses. Alternative 4 also would preserve the most open space and would result in the construction of substantially the same number of dwelling units.

Comparative Evaluation of the Project and Alternatives to Satisfy Project Objectives

This section examines how each of the alternatives selected for more detailed analysis meets the project objectives.

Complete Comprehensive Planning for the CSP Area: *Formulate a specific plan and related land use planning documents and regulatory approvals for the*

CSP as a means of expanding the City in an orderly manner, accommodates Roseville's share of future regional population growth, compatible with surrounding land uses, complements the pattern and intensity of existing development in the City, and provide new benefits to the City.

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as the current County General Plan and zoning designation for the site do not provide for urban development. The remaining alternatives involve the development of urban uses on the project site, and would achieve this objective in a comparable manner. Alternative 2 would provide a reduction in development compared to the CSP, and thus would not achieve this objective to the same degree as the CSP or Alternative 3. Alternative 4 would provide for a fragmented plan of development, with scattered pockets of developable areas defined by avoidable wetland resources. Alternative 4 would substantially reduce the number of residential units in the project area to 834, which would reduce the City's ability to provide its share of regional housing.

Mix of Land Uses: *Design a comprehensively planned, residential-based community with a mix of land uses within the CSP to create a balanced community with approximately 2,100 residential units, commercial and business professional uses, parks and open space and supporting public/quasi-public uses.*

Alternative 1 would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. Alternative 2 would provide for a reduction in development compared to the CSP, and thus would not achieve this objective to the same degree as the CSP or Alternative 3. With respect to land use mix, Alternatives 2 and 3 would provide a mix of uses comparable to the proposed project, and would achieve this objective to a similar degree. Alternative 4 would substantially reduce the number of residential units in the project area to 834, which would reduce the City's ability to provide its share of regional housing. Alternative 4 would not provide for

commercial or business park uses, and thus would not provide for a mix of uses in furtherance of this objective.

Existing Policies: *Satisfy the City policies, regulations and expectations as defined in the General Plan, City/Placer County Memorandum of Understanding (MOU), City/U.S. Fish and Wildlife Service (USFWS) MOU, Growth Management Visioning Committee recommendations, Council Edge Policy, Zoning Ordinance, Improvement Standards, and other applicable plans, documents, and programs adopted by the City.*

Alternative 1 would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. Alternative 1 would not result in annexation of the site into the City of Roseville, and would not implement any of the goals and policies of the City of Roseville General Plan, or any other MOUs, agreements or policies relative to development of the site with urban uses. Alternatives 2, 3 and 4 would involve development of the site with urban uses, and would satisfy this objective to a relative degree.

However, the fragmented development plan and lack of mixed uses under Alternative 4 would represent a greater departure from the planning principles embodied in the General Plan and Zoning Code than would be the case under the project and Alternatives 2 and 3.

Blueprint Consistency: *Provide for development which meets the City's nine identified Blueprint implementation strategies to achieve the Blueprint Principles adopted by the City Council in June 2005. Achieve project design characteristics reflective of the general policy direction embodied in the City's adopted General Plan and Blueprint Implementation Strategies, including connectivity among neighborhoods, commercial uses, and schools and parks.*

The CSP is consistent with SACOG Blueprint principles and is located in an area identified for future growth by the Blueprint including a portion of the site is within the proposed Transit Priority Area. The proposed project

includes a mix of housing types and is located in an area slated for development on the SACOG Preferred Scenario land use map. Alternative 1 is inconsistent with the SACOG Blueprint Preferred Land Use Map. Because the Blueprint Preferred Land Use Map accommodates projected regional growth, Alternative 1 would divert projected growth to another location in the region or away from the existing urban footprint, which would create additional environmental impacts. Alternative 2 would reduce development density on the project site, and thus would reduce the ability of site development to achieve Blueprint goals on comparison to the project or Alternative 3. Alternatives 2 and 3 maintain similar acreages of commercial uses and parks, and it is assumed that connectivity among land uses would occur under these Alternatives as it would under the Project. Alternative 4 would substantially reduce the number of units developable on the project site, and thus would not substantially advance this objective. The absence of commercial and business park uses under Alternative 4 and the lack of internal connectivity and cohesion are at odds with Blueprint Principles for development design.

Housing Opportunities: *Plan for approximately 2,100 residential units to provide housing choices in varying densities to respond to a range of market segments, including opportunities for rental units and affordable housing consistent with the City's General Plan.*

Alternative 1 would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. Alternative 2 would provide for a reduction in development compared to the CSP, to 1,468 units, and would be oriented toward low-density residential development. Alternative 2 would not likely be able to provide sufficient opportunities for affordable housing and thus would not achieve this objective. Alternative 3 would develop a comparable number of residential units as the proposed project, but would restrict residential development to medium- and high density. No low density residential

development would occur under Alternative 3. Although the higher densification of units under Alternative 3 would in theory provide greater opportunities for rental and affordable units, it is questionable whether this alternative would be fiscally viable without the tax base and development fees provided by market rate single-family residential development. Alternative 4 would substantially reduce the number of residential units in the project area to 834, which would limit housing choices as well as the overall number of units available as affordable or rental units.

Regional Housing Needs Allocation: *Aid the City in meeting its obligation to accommodate a percentage of future population growth in the region (as embodied in the Regional Housing Needs Allocation [RHNA] identified by the Sacramento Council of Governments [SACOG] and the California Department of Housing and Community Development [HCD]) by increasing the residential holding capacity in an area identified as appropriate for such development in the City/County MOU, the SACOG Blueprint Project Preferred Alternative (December 2005), and the Creekview Specific Plan Feasibility Analysis (2007).*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. The remaining alternatives involve the development of urban uses on the project site, and would achieve this objective in a comparable manner. Alternative 2 would provide for a reduction in development compared to the CSP, and thus would not achieve this objective to the same degree as the CSP or Alternative 3. Alternative 4 would substantially reduce the number of residential units in the project area to 834, which would reduce the City's ability to provide its share of regional housing.

Community Form: *Shape a physical form and character of development that is functional and creates a sense of place to: (1) Create a land use transition and connection from the existing City of Roseville westerly to Reason Farms; (2)*

Organize neighborhoods to be identifiable and walkable, and to incorporate gathering places such as commercial areas, parks, and schools; and (3) Provide adequate school services to students generated in the CSP area.

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. Under Alternative 1, no neighborhoods would be created. The remaining alternatives involve the development of urban uses on the project site, and would achieve this objective in a comparable manner. Alternative 4 would provide a lower development density as a transition to Reason Farms, but would not create a functional community with a desirable sense of place, due to the fragmented pattern of development and internal isolation of development areas from one another. For similar reasons, Alternative 4 would not provide for walkable neighborhoods to the same degree as the project or Alternatives 2 or 3. Each of the development alternatives (2, 3 and 4) and the project would provide for an elementary school site, and thus would satisfy this aspect of the project objective accordingly.

Area Roadways: *Provide a safe and efficient circulation system which interconnects uses and promotes pedestrian circulation and alternate transportation options. Create a circulation network which complements north/south and east/west circulation routes to benefit the transportation network in the CSP.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. Alternatives 2 and 3 would provide for an interconnected circulation system, and would satisfy this objective to a similar degree as the proposed project. Alternative 4 would create a fragmented plan of development that would lack significant internal connectivity. Moreover, the absence of commercial and business park uses under Alternative 4 reduces incentives for residents to use

alternative transportation options, since these uses would not be in proximity to residential development in the CSP under this Alternative. Alternative 4 does not provide significant east-west connectivity in the plan area, with the only east-west corridor being Blue Oaks Boulevard. Alternative 4 would satisfy this objective to a significantly lesser degree than the proposed project.

Pedestrian and Bicycle Connections: *Provide connections via a system of open space, creek crossings, paseos, and Class IA bikeways. Develop a system of Class I and II bikeway facilities to provide an alternative transportation mode and connect with planned City bikeway facilities on adjacent lands.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. Alternatives 2 and 3 would provide for an interconnected circulation system, and would satisfy this objective to a similar degree as the proposed project. Alternative 4 would create a fragmented plan of development that would lack significant internal connectivity with paseos or bikeways. Moreover, the absence of commercial and business park uses under Alternative 4 reduces incentives for residents to use alternative transportation options, since these uses would not be in proximity to residential development in the CSP under this Alternative. Alternative 4 does not provide significant east-west connectivity in the plan area, with the only east-west corridor being Blue Oaks Boulevard. Alternative 4 would satisfy this objective to a significantly lesser degree than the proposed project.

Public Transportation Options: *Through implementation of City arterial and collector street improvement standards, provide the opportunity to install fixed-route bus stops and transit facilities in support of the City's overall transit planning efforts.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. Alternatives 2 and 3 would

provide for an interconnected circulation system, and would satisfy this objective to a relative degree as the proposed project. The reduced level of development under Alternative 2 would create reduced levels of ridership and thus reduce incentives toward the extension of transit service to the site compared to the proposed project or Alternative 3. Alternative 4 would not provide for commercial or business park uses, and thus would not support the extension of transit to such uses within the City. With 834 residential units, it is unlikely that Alternative 4 would provide for a transit center, as would the proposed project. It would also be difficult to make transit routes work at that density. This alternative would not support bus rapid transit (BRT) opportunities. Alternative 4 would satisfy this objective to a significantly lesser degree than the proposed project.

Resource Avoidance: *Design a land use plan where the development footprint avoids impacts to wetland resources to the extent feasible. In consultation with resource agencies, develop a plan which avoids and preserves the highest quality wetland resources on-site.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. While Alternative 1 would provide for maximum resource avoidance by preventing development altogether, this alternative would provide for a designed land plan for site utilization. Alternative 2 would maintain the same development footprint as the proposed project, and thus would achieve this objective to the same degree as the CSP. Alternative 3 would reduce the overall development footprint and increase open space, but impacts to wetland resources would still occur and mitigation would be required. Given that mitigation would also reduce the impacts of the proposed project to less than significant levels with respect to wetlands, it cannot be said that Alternative 3 would achieve this objective to a substantially higher degree than the proposed project. Alternative 4 is intended to provide maximum

avoidance of on-site wetland resources. However, Alternative 4 would result in scattered, fragmented development since the wetlands are located throughout the CSP area. This land use plan would form small, isolated and irregular pockets of development over approximately 149 acres of the site, which creates a significant obstacle to achieving cohesion and synergy between neighborhoods and land uses in the CSP. The avoidance of wetlands requires extensive bridge crossing and clear spanning of wetland areas, resulting in a substantially increased infrastructure cost burden that would be allocated among a substantially reduced number of units. This objective requires that wetland resources be avoided to the extent feasible, and based upon these considerations development of Alternative 4 does not appear to be feasible or practicable.

Resource Management: *Append the CSP to the City's Open Space Preserve Overarching Management Plan to ensure open space preserve areas are managed consistent with the City's strategy.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as annexation of the site to the City would not occur and on-site open space would not be managed as a preserve. The site would continue as agricultural land, albeit with low potential for future productivity. It is assumed that open space areas under Alternatives 2, 3 and 4 would be managed similarly as under the proposed project, and thus each alternative would achieve this objective to a comparable degree.

Contribute to Regional Preserve Planning: *Create open space preserves which contribute to existing preserves and create greater regional benefit for habitat, resources and open space amenities.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as annexation of the site to the City would not occur and on-site open space would not be managed as a preserve. The site would continue as agricultural land, albeit with low potential for future

productivity. Alternative 2 would maintain the same development footprint as the proposed project, and thus would achieve this objective to the same degree. Alternatives 3 and 4 would reduce the overall development footprint and increase open space, and thus would achieve this objective to a greater degree than the project.

Habitat Conservation & Creation: *Balance development with resource protection, including preservation of the creek corridors, sensitive habitat and wetland resources in an inter-connected, permanent open space. Create multi-functional habitat within the open space corridors which provide on-site habitat and contribute to water quality. Develop the CSP and associated on- and off-site mitigation to complement the Placer County Conservation Plan (PCCP).*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as annexation of the site to the City would not occur and on-site open space would not be managed as a preserve. The site would continue as agricultural land, albeit with low potential for future productivity. Alternative 1 would not represent a balance of development with resource protection, as no development would occur. Alternative 2 would maintain the same development footprint as the proposed project, and thus would achieve this objective to the same degree. Alternative 3 would reduce the overall development footprint and increase open space, and thus would achieve this objective to a greater degree than the project. Alternative 4 would result in an increase in open space compared to the proposed project or Alternatives 2 or 3, but would not result in efficient development of the CSP site or represent the best balance between development and resource preservation. Alternative 4 would not provide for off-site mitigation to improve resource areas outside the plan area, complimentary of the PCCP. On balance, Alternative 4 would not achieve this objective to the same degree as the project.

Pleasant Grove Creek Enhancement: *Design improvements to the Pleasant Grove Creek corridor to minimize potential for flood damage by providing the safe movement of floodwaters through the City, and preserve, protect and*

enhance the natural habitat, open space and recreational values found along the City's floodplain and creek environments.

Alternative 1 would maintain the status quo with respect to the Pleasant Grove Creek corridor, and would not result in the construction of drainage improvements. Further, Alternative 1 would not provide for payment of impact fees to support the City's improvements to the Reason Farms site as a regional drainage facility. Alternatives 2 and 3 would construct the identified improvements to the Pleasant Grove Creek corridor, and would thus achieve this objective to a similar extent as the proposed project. By necessity Alternative 4 would be required to construct the bypass channel to provide flood protection south of the existing creek channel, but with 834 units, it is unlikely that this Alternative could bear the substantial cost of these improvements. To that extent, Alternative 4 would not be feasible and thus would not achieve this objective.

Fiscal Contribution: *Include a mix of land uses and facilities which are fiscally feasible and implement funding mechanisms to maintain a neutral/positive fiscal impact to the City's General Fund.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as neither annexation of the site to the City or development would occur. It is assumed that Alternatives 2 and 3 would be subject to the same requirements as the proposed project in regard to the maintenance of fiscal neutrality, and would thus achieve this objective to a similar extent. The avoidance of wetlands under Alternative 4 requires extensive bridge crossing and clear spanning of wetland areas, along with bypass channel improvements to Pleasant Grove Creek. This results in a substantially increased infrastructure cost burden that would be allocated among a substantially reduced number of units. In order for Alternative 4 to accomplish the necessary infrastructure improvements, it is likely that property-based assessments would be significantly higher under this Alternative, reducing the ability of the City to collect assessments to fund

public services as needed to achieve fiscal neutrality. Accordingly, it is unlikely that Alternative 4 could be developed in a manner that would accomplish this objective.

Long Term Growth: *Plan for long-term growth to be positioned to react to market demand. The CSP is intended to guide development over a 20-year horizon.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as this Alternative does not plan for the development of the plan area and is inconsistent with the City/County MOU and the City's sphere of influence which has identified this area as a future growth area. Alternatives 2 and 3 would provide for the planned development of the site. However, with fewer units, Alternative 2 would provide for a reduced ability to provide housing to satisfy Roseville's share of regional needs or to anticipate future demand for housing in the City. Alternative 3 would not provide for low density housing, and will not satisfy continuing market demand for this type of housing product. The avoidance of wetlands under Alternative 4 requires extensive bridge crossing and clear spanning of wetland areas, along with bypass channel improvements to Pleasant Grove Creek. This results in a substantially increased infrastructure cost burden that would be allocated among a substantially reduced number of units. On this basis, Alternative 4 does not appear feasible to develop, and the ability of this Alternative to satisfy future market demands for housing is to that extent limited.

Roseville Energy Park: *Orient land uses in the plan to be compatible with the Roseville Energy Park facilities and other intensive public uses located adjacent to the Roseville Energy Park.*

Each of the Alternatives analyzed would provide for development oriented to be compatible with the Roseville Energy Park, and to this extent, all alternatives would satisfy this objective to a comparable degree.